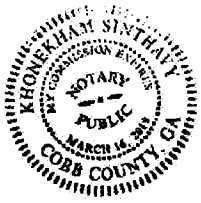
CE1509-TN-2732706

# SPECIAL WARRANTY DEED

Davidson County DEEDWARRSP
Recvd: 01/26/16 10:40 5 pgs
Fees:28.00 Taxes:387.76
**20160126-0007365**




STATE OF FLORIDA
COUNTY OF PALM BEACH
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $104,799.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 24th DAY OF November 2015

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY:** Premium Title Services, Inc.
1000 Abernathy Road NE, Suite 200, Atlanta, GA 30328

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS: |
|---|---|---|
| Nathan S. Terry and Erin L. Mosow<br><br>5711 Maxon Ave, Nashville, TN 37209 | Nathan S. Terry and Erin L. Mosow<br><br>5711 Maxon Ave<br>Nashville, TN 37209 | 08111004200 |

FOR AND IN CONSIDERATION of the sum of One Hundred Four Thousand Seven Hundred Ninety Nine and No/100 Dollars ($104,799.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, by the Grantor, U.S. Bank National Association, as Trustee for Residential Asset Securities Corporation, Home Equity Mortgage Asset-Backed Pass-Through Certificates, Series 2007-KS3, (herein referred to as "Grantor") has/have this day bargained and sold and, by these presents, does hereby Bargain, Sell, Transfer and Convey unto Nathan S. Terry A Single Person and Erin L. Mosow, A Single Person, as Joint Tenants with Rights of Survivorship, whose address is shown above (herein referred to as "Grantee"), its heirs, successors and/or assigns, forever, the following described tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to wit:

Please see attached Exhibit "A"

THIS CONVEYANCE IS SUBJECT TO: Current years taxes which have been prorated and assumed by the Grantee (s); All restrictions of record; All easements of record; All visible easements; All matters appearing on the plan of record; All applicable government and zoning regulations.

This improved property known as: 1721 21st Avenue N, Nashville, TN 37208

TO HAVE AND TO HOLD said tract or parcel of land together with all the improvements thereon and the appurtenances thereunto belonging unto said Grantee **Nathan S. Terry A Single Person and Erin L. Mosow, A Single Person, as Joint Tenants with Rights of Survivorship,** his/her/their heirs and assigns, in fee simple forever.

SAID GRANTOR **U.S. Bank National Association, as Trustee for Residential Asset Securities Corporation, Home Equity Mortgage Asset-Backed Pass-Through Certificates, Series 2007-KS3** COVENANTS with the said Grantee and binds themselves, his/her/their heirs/successors and assigns, to warrant and forever defend the title thereto of said tract or parcel of land to the said Grantee **Nathan S. Terry A Single Person and Erin L. Mosow, A Single Person, as Joint Tenants with Rights of Survivorship**, his/her/their heirs and assigns, against the claims of all persons claiming, or to claim the same any part thereof, by, through or under the said Grantor, but against none other.

IN WITNESS WHEREOF the said **U.S. Bank National Association, as Trustee for Residential Asset Securities Corporation, Home Equity Mortgage Asset-Backed Pass-Through Certificates, Series 2007-KS3,** has executed this deed this the 22 day of January, 2016.

**"U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR RESIDENTIAL ASSET SECURITIES CORPORATION, HOME EQUITY MORTGAGE ASSET-BACKED PASS-THROUGH CERTIFICATES, SERIES 2007-KS3"**

Guirlene Dolcine
Contract Management Coordinator

**By: Ocwen Loan Servicing, LLC, as its Attorney In Fact**

STATE OF FLORIDA

COUNTY OF PALM BEACH

Personally appeared before me Shilundra Lidell the undersigned, a Notary Public in and for the State and County aforesaid, appeared Guirlene Dolcine (Name) as Contract Management Coordinator (Title), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be an authorized signatory of Ocwen Loan Servicing, LLC, as attorney in fact of said "**U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR RESIDENTIAL ASSET SECURITIES CORPORATION, HOME EQUITY MORTGAGE ASSET-BACKED PASS-THROUGH CERTIFICATES, SERIES 2007-KS3**.

Personally Known To Me

Witness my hand and Notarial Seal this 22 day of January 2016

Shilundra Lidell

Shilundra Lidell
Notary Public

My Commission expires:

Notary Public State of Florida
Shilundra Lidell
My Commission FF 121357
Expires 05/08/2018

POA Recorded: 9/12/2014 as instrument# 201409120083619.

**RETURN TO:**
Nathan S. Terry and Erin L. Mosow
5711 Maxon Ave
Nashville, TN 37209

**EXHIBIT "A"**

**LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 283, ON THE PLAT OF T.J., J.M., AND G.W. HARDING'S SUBDIVISION AS OF RECORD IN BOOK 21, PAGE 80, REGISTER'S OFFICE OF SAID COUNTY.**

**SAID LOT NO. 283 FRONTS 50 FEET ON THE WESTERLY SIDE OF 21ST AVENUE NORTH, FORMERLY ESTRELLA STREET, AND RUNS BACK BETWEEN LINES, 158 FEET TO AN ALLEY.**

Being Property Conveyed by Trustee's Deed from Wilson & Associates, PLLC, Successor Trustee to U.S. Bank National Association, as Trustee for Residential Asset Securities Corporation, Home Equity Mortgage Asset-Backed Pass-Through Certificates, Series 2007-KS3, recorded September 2, 2015, as instrument# 20150902-0089109 , Davidson County, Tennessee.

I, Lori Lancaster do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Georgia

County of Fulton

Personally appeared before me, Richard Davidson a notary public for this county and state, Lori Lancaster who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

MY COMMISSION EXPIRES: 2/9/18

Notary's Seal (If on paper)

RICHARD S DAVIDSON NOTARY PUBLIC GWINNETT COUNTY, GA

(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registers prior to July 1, 2007 shall be considered validly registered with or without the certification provided in subdivision (2).

(4) No county register shall be required to accept a document transmitted electronically.